

June 27, 2002
02086

Ms. Sarah Hopkins
Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Minor Site Plan Application
Jake's Development, Inc. 314-316 Presumpscot Street

Dear Sarah:

On behalf of Jake's Development, Inc, I am pleased to submit nine (9) copies of the attached site plan application and supporting documentation for a proposed 8,000 square foot building (50' x 160') to be constructed on their property at 314-316 Presumpscot Street (423-A-33). This is a multi-tenant, metal, high bay building with mezzanine space. Jake's Development will relocate their office from Falmouth and occupy a portion of the building. The remaining portions will be leased to various tenants unknown at this time.

The building is sited to the rear of the lot on an existing gravel parking area. This siting allows for ease of truck movement to the front, yet still provides fire protection and maintenance access to the rear. Site improvements consist of temporary relocation of an existing garage, new dumpster enclosure, paving the existing gravel areas at the top of the site, and the extension of public water and electric services to the new building. We propose a connection of the new and existing facility to the public sewer in Presumpscot Street. An available public sewer is just south of our site; however, we have not fully determined if our connection will be a gravity system or force main from a private pump station. We will be working with Public Works on the details of this connection.

The abutting residential development to the north is currently screened from the site by a stockade fence. However, we propose to add evergreen plantings behind this building to further enhance the screen. Attached for your review and consideration are the following documents:

1. Site Grading and Drainage Plan for Jake's Development, Inc. prepared by JPA Consulting Engineers showing building location and site grading.
2. Site Improvement Plan prepared by STI showing utility connections, dumpster location, site landscaping, and temporary relocation of garage.

Ms. Hopkins

-2-

June 27, 2002

3. Site Detail Sheet by JPA Consulting Engineers showing pavement sections and Erosion and Sedimentation Control Measures.
4. A Stormwater Management Report prepared by JPA Consulting Engineers.
5. Standard Boundary Survey of property prepared by Cullenburg Land Surveying.
6. Proposed building elevations and floor plans.
7. Any new site lighting will be building mounted and will be shielded shoebox-style fixtures.
8. Construction of this facility is expected to begin this year upon receipt of local approvals. Construction should be completed in 4 to 6 months.
9. The project will be financed by a commercial note by a local lending institution. Jake's Development is currently pursuing this with their lender.

I understand this project will be classified as a Minor Site Plan. As you review this project, please feel free to call me with comments, questions, or request for additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Stephen G. Doe, R.L.A.
Landscape Architect

SGD:dff/jc
Enc.

cc: Tim O'Donovan

City of Portland Site Plan Application

If you or the property owner owns real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 314-316 PRESUMPSCOT STREET	
Total Square Footage of Proposed Structure 8,000 SF	Square Footage of Lot 71,874.00 (1.65AC) (2 LOTS)
Tax Assessor's Chart, Block & Lot Chart# 423 Block# A Lot# 33	Property owner, mailing address: JAKE'S DEVELOPMENT 30 LEDGEWOOD DRIVE FALMOUTH, ME 04105
Consultant/Agent, mailing address, phone & contact person STEPHEN G. DOE SEBAGO TECHNICS, INC P.O. Box 1334 WESTBROOK, ME 04098-1334	Applicant name, mailing address & telephone: TIM O'DONOVAN SAME ADDRESS AS ABOVE
Proposed Development (check all that applies) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot Subdivision, amount of lots _____ Other: _____	Project name: 314-316 PRESUMPSCOT ST.
Major Development _____ \$500.00	<input checked="" type="checkbox"/> Minor Development _____ \$400.00
Who billing will be sent to: JAKE'S DEVELOPMENT	
Mailing address: 30 LEDGEWOOD DRIVE	
State and Zip: FALMOUTH, ME 04105	Contact person: TIM O'DONOVAN Phone: 207-878-2881

Nine (9) separate packets must include the following:

- copy of application
- cover letter stating the nature of the project
- site plan containing the information found in the attached sample plans check list

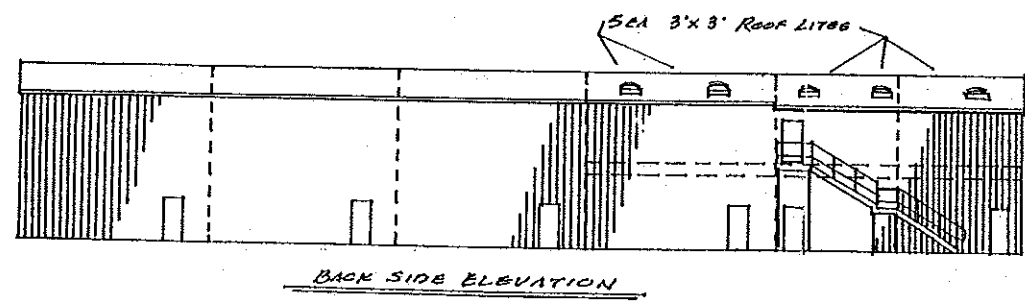
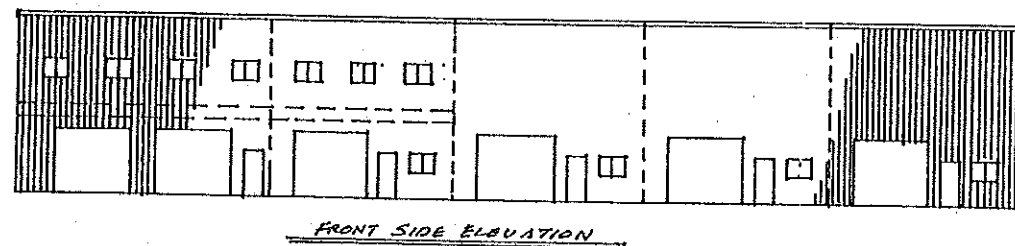
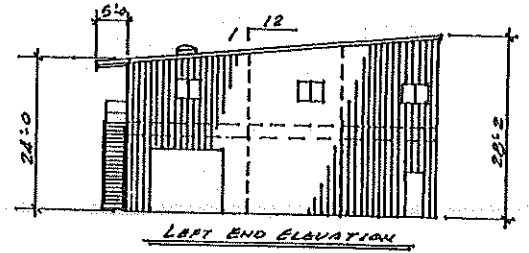
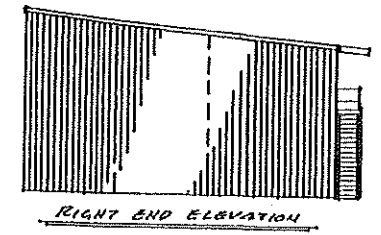
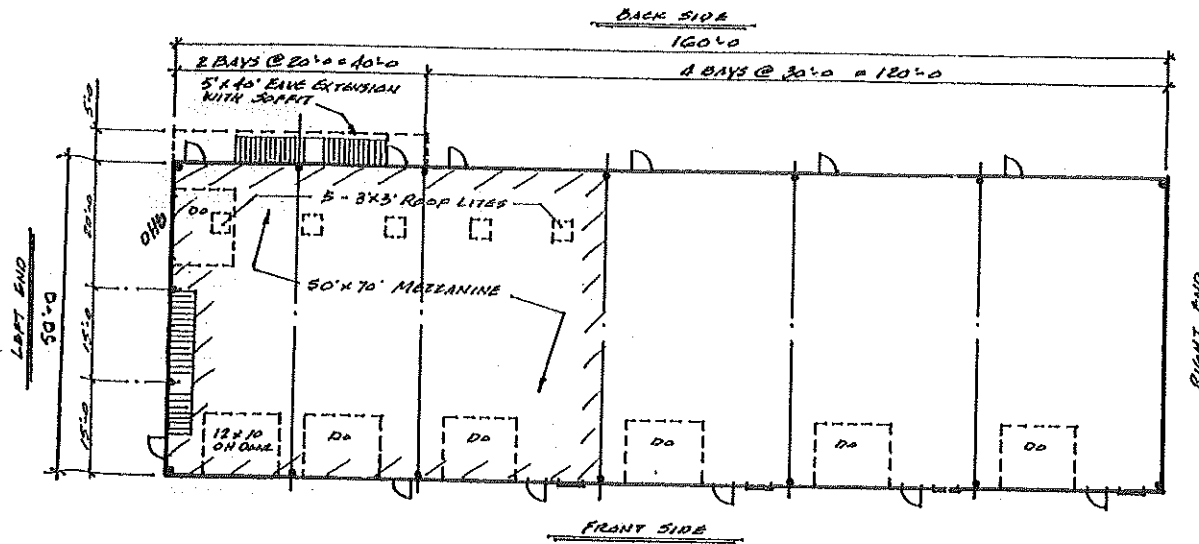
All plans must be folded neatly and in packet form

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .25 per page, you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: _____	Date: _____
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construct



PROPOSED BUILDING FOR:
 TIM O'DONOVAN
 4-14-00 P&E

STORMWATER MANAGEMENT

REPORT

- Presumpscot Property -

314-316 Presumpscot Street
Portland, Maine

Prepared for

Jake's Development, Inc.
30 Ledgewood Drive
Falmouth, Maine 04105

Prepared by: JPA Consulting Engineer

60 Maguire Road
Kennebunk, Me. 04043

February 4, 2000

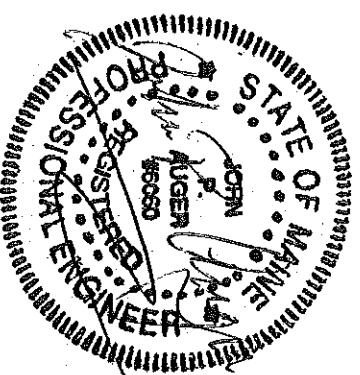


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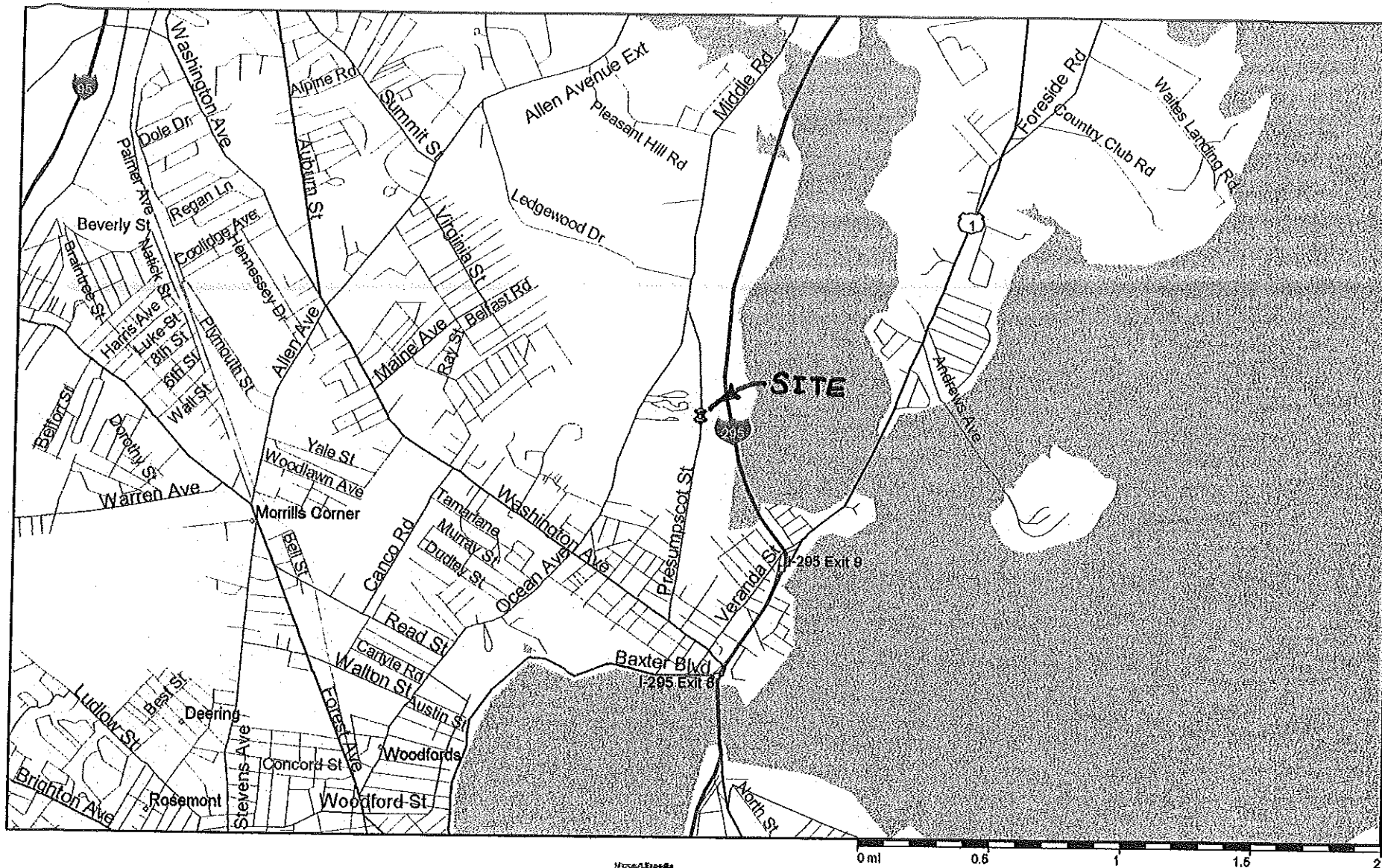
<u>SECTION</u>	<u>DESCRIPTION</u>
1 _____	PROJECT DESCRIPTION & SITE ANALYSIS STORMWATER EVALUATION SEEDING GUIDELINES
2 _____	SOILS INFORMATION
3 _____	HYDROCAD RUNOFF COMPUTATIONS
4 _____	DRAINAGE STRUCTURE COMPUTATIONS
5 _____	DRAINAGE WORKSHEETS

SECTION 1

PROJECT DESCRIPTION & SITE ANALYSIS
STORMWATER EVALUATION
SEEDING GUIDELINES

SITE LOCATION MAP

(Not To Scale)



Streets98

PROJECT DESCRIPTION & SITE ANALYSIS

Nature of the Project: The project involves the construction of a 50' X 160' industrial building and site grading improvements on a 1.3+/- acre industrial site located on Presumpscot Street, Portland, Maine. Specific site improvements involve paving for parking and building access, and site stabilization improvements at all site perimeter sections. The site is accessed by an existing drive, and will be served by existing overhead telephone/power/cable, public water and public sewer.

Present and post land use cover: The site is presently 10% impervious, 84% gravel, and 6% open space in good condition. After development, the site will be 52% impervious and 48% open space in good condition.

Areas on-site to be disturbed by construction: The areas on the site which will be disturbed are those only necessary for (a) the construction of the new building, parking areas, and access drive, (b) installing all required site utilities, and (c) misc. site grading and stabilization (lawns, ditches).

Critical adjacent areas: None apparent

To minimize the impact to the on-site and adjacent areas, a stormwater management plan and erosion and sedimentation control plan has been incorporated into the project.

STORMWATER EVALUATION

A hydrologic analysis has been done on the watershed underlying the proposed site improvements for Timothy O'Donovan, of property located on Presumpscot Street, Portland, Maine, and on the applicable surrounding watershed areas. The purpose of the study is to determine the impact of the site development on the present drainage patterns, and to design a stormwater management system that mitigates the impact of the development, maintaining a post developed runoff at or below its present condition.

Hydrology:

Analysis: The HydroCad Stormwater Modeling System was utilized to determine: (1) The pre and post development peak runoff for the 2 yr., and 25 yr. storm frequencies. (2) Design/Verification of all drainage structures based on the 25 yr. storm frequency (culverts, ponds, and catchbasins).

The HydroCad computer program is based on the method employed by the "Computer Program for Project Formulation, Hydrology, Technical Release No. 20," (TR-20), developed by the Soil Conservation Service (SCS). The TR-55 Velocity Method was used to calculate the Time of Concentration (T_c) used in the HydroCad computations.

Rainfall Data:

1. Design storm: 24 hour, Type III rainfall distribution.
2. Rainfall: 24 hour precipitation from the "SOIL CONSERVATION SERVICE COUNTY RAINFALL DATA - STATE OF MAINE."
2 year storm (Q2) = 3.0 inches
25 year storm (Q25) = 5.5 inches

Watersheds: From an on-site inspection and studying the topographic map of the site and surrounding area, the watershed area was divided into a working model consisting of the following components:

Subcatchment: A relatively homogeneous area of land which produces runoff that drains into a single reach or pond.

Reach: A generally uniform stream, channel, or pipe that conveys water from one point to another reach or pond.

Pond: A pond, swamp, dam, catch basin, manhole, or other impoundment which fills with water from one or more sources and empties in a manner determined by a weir, culvert, or other outflow device.

Pre-Developed Condition: The watershed is modeled as a single subcatchment, SC

1. SC 1 drains off-site in a southeasterly direction. Refer to sections 3 and 5 of this report for additional details.

Post-Developed Condition: The watershed is modeled as a single subcatchment, SC 2. SC 2 maintains the same watershed boundary, time of concentration, and flow pattern as found in the existing site condition, with adjustments for land cover conditions. Refer to sections 3 and 5 of this report for additional details.

HYDROCAD SUBCATCHMENT SUMMARY						
		Q2(cfs)		Q25(cfs)		COMMENTS
SC NO.	PRE	POST	PRE	POST		
1 (PRE)	3.30		6.82			
2 (POST)		3.06		6.60		

Pre-Developed and Post-Developed Peak Runoff/ Volume Summary			
		Q ₂	Q ₂₅
Pre-Developed Condition		3.30 cfs	6.82 cfs
Post-Developed Condition		3.06 cfs	6.60 cfs
Net Increase/Decrease		0.24 cfs (7.3%)	0.22 cfs (3.2%)

Hydraulics:

Drainage Structures:

The drainage structures on site are as follows:

No drainage structures are required for this site. All runoff will sheet flow to stabilized perimeter site areas, and then off site.

Summary and Conclusions:

The strategy of the stormwater management plan is to control runoff from the site by improving existing site surface conditions with stabilized/vegetated surfaces. By improving perimeter surface conditions, the overall peak runoff flows are reduced.

In the pre-developed condition, all runoff from the site flows across the easterly site boundary and toward Presumpscot Street, both in sheet flow and shallow concentrated flow. The majority of the site is exposed gravel surfaces with minimal vegetative cover.

In the post-developed condition, the post-developed peak runoff is reduced by 0.24 cfs (Q_2), and by 0.22 cfs (Q_{25}). The improved perimeter surface conditions limit peak runoff volumes in both storm events, maintaining off-site peak flows that are below existing off-site flows.

The proposed site improvements, combined with vegetated perimeter areas, reduces off-site peak flows and maintains water quality through infiltration, and filtration. Based on the drainage study, the proposed site improvements should not create erosion, drainage, or runoff problems either on the site or in other properties. All efforts have been taken to utilize existing drainage patterns and adequate infiltrative ground cover.

SEEDING GUIDELINES

Site Preparation

All disturbed areas shall be graded and smoothed, allowing the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

Four inches of loam shall be spread over ditches, slopes, and lawns, and raked smooth.

Seedbed Preparation

Apply lime and fertilizer according to the soils test for the site. If soil testing is not feasible on small or variable sites, or where timing is critical:

- a. Apply fertilizer at the rate of 18.4 lbs. per 1000 sq. ft. using 10-20-20 (N-P₂O₅-K₂O) or equivalent.
- b. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of 138 lbs. per 1000 sq. ft.

Work lime and fertilizer into the soil as nearly as practical to a depth of four inches. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris such as wire, cable, tree roots, pieces of concrete, clods, lumps, or other unsuitable material.

Seeding Dates

Spring seedings usually give the best results. The recommended seeding dates are from 4/15 to 9/15.

Seeding Mixtures:

Roadside Mix: (0.97 lbs./1000 sq. ft.)
(1.07 lbs./1000 sq. ft. if hydroseeded)

Seed	Percentages
Creeping Red Fescue	47
Redtop	5
Tall Fescue	48

Lawn Mix: (1.03 lbs./1000 sq. ft.)
(1.13 lbs./1000 sq. ft. if hydroseeded)

Seed	Percentages
Kentucky Bluegrass	44
Creeping Red Fescue	44
Perennial Ryegrass	12

Lawn quality sod may be substituted for seed.

Hydroseeding

Prepare the site as stated in the above section, "Site Preparation". Remove from the surface all stones 2 inches of larger in any dimension. Remove all other debris such as wire, cable, tree roots, pieces of concrete, clods, lumps, or other unsuitable material. Slopes must be no steeper than 2 to 1 (2 feet horizontally to 1 foot vertically). Lime and fertilizer may be applied simultaneously with the seed. Mulch with straw and anchor it with a wood fiber mulch binder.

Mulching

Apply mulch to all seeded areas @ 70-90 lbs.(2 bales)/1000 sq. ft. Use mulches of hay or straw that are free of weed seeds. Mulch anchoring will be required on all slopes greater than 5% or on concentrated flow areas such as diversions or waterway channels.

SECTION 2

SOILS INFORMATION

SOILS

The soils encountered in the site watershed area, as indicated in the "SOIL SURVEY OF CUMBERLAND COUNTY, MAINE, SHEET NO 76, are as follows:

HrB	Hollis fine sandy loam 3-8% slopes HSG - D
Pbb	Paxton fine sandy loam 3-8% slopes HSG - C
BuB	Buxton silt loam 3-8% slopes HSG - D

SECTION 3

HYDROCAD RUNOFF COMPUTATIONS

Data for Tim O'Donovan - Presumpscot Prop. - Drainage Study
TYPE III 24-HOUR RAINFALL=3.00 IN

Prepared by John Auger

4 Feb 00

HydroCAD 5.11 000522 (c) 1986-1999 Applied Microcomputer Systems

SUBCATCHMENT 1 Existing Site Condition

PEAK= 3.30 CFS @ 11.99 HRS, VOLUME= .21 AF

ACRES	CN	
.13	98	impervious
1.15	91	gravel surface
.09	80	open space, good condition
1.37	91	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.00 IN
 SPAN= 10-20 HRS, dt=.1 HRS

Method

Comment

Tc (min)

TR-55 SHEET FLOW
 Smooth surfaces n=.011 L=150' P2=3 in s=.0533 '/'
 SHALLOW CONCENTRATED/UPLAND FLOW
 Paved Kv=20.3282 L=87' s=.046 '/' V=4.36 fps

1.2
 .3

Total Length= 237 ft Total Tc= 1.5

SUBCATCHMENT 2 Developed Site Condition

PEAK= 3.06 CFS @ 11.99 HRS, VOLUME= .20 AF

ACRES	CN	
.72	98	impervious
.65	80	open space, good condition
1.37	89	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.00 IN
 SPAN= 10-20 HRS, dt=.1 HRS

Method

Comment

Tc (min)

TR-55 SHEET FLOW
 Smooth surfaces n=.011 L=150' P2=3 in s=.0533 '/'
 SHALLOW CONCENTRATED/UPLAND FLOW
 Paved Kv=20.3282 L=87' s=.046 '/' V=4.36 fps

1.2
 .3

Total Length= 237 ft Total Tc= 1.5

Data for Tim O'Donovan - Presumpscot Prop. - Drainage Study
 TYPE III 24-HOUR RAINFALL = 5.50 IN

4 Feb 00

Prepared by John Auger
 HydroCAD 5.11 000522 (c) 1986-1999 Applied Microcomputer Systems

SUBCATCMENT 1 Existing Site Condition

PEAK= 6.82 CFS @ 11.99 HRS, VOLUME= .44 AF

ACRES	CN				SCS TR-20 METHOD
.13	98	impervious			TYPE III 24-HOUR
1.15	91	gravel surface			RAINFALL= 5.50 IN
.09	80	open space, good condition			SPAN= 10-20 HRS, dt=.1 HRS
1.37	91				

Method TR-55 SHEET FLOW Tc (min)

Smooth surfaces n=.011 L=150' P2=3 in s=.0533 '/' 1.2

SHALLOW CONCENTRATED/UPLAND FLOW .3

Paved Kv=20.3282 L=87' s=.046 '/' V=4.36 fps

Total Length= 237 ft Total Tc= 1.5

SUBCATCMENT 2 Developed Site Condition

PEAK= 6.60 CFS @ 11.99 HRS, VOLUME= .43 AF

ACRES	CN				SCS TR-20 METHOD
.72	98	impervious			TYPE III 24-HOUR
.65	80	open space, good condition			RAINFALL= 5.50 IN
1.37	89				SPAN= 10-20 HRS, dt=.1 HRS

Method TR-55 SHEET FLOW Tc (min)

Smooth surfaces n=.011 L=150' P2=3 in s=.0533 '/' 1.2

SHALLOW CONCENTRATED/UPLAND FLOW .3

Paved Kv=20.3282 L=87' s=.046 '/' V=4.36 fps

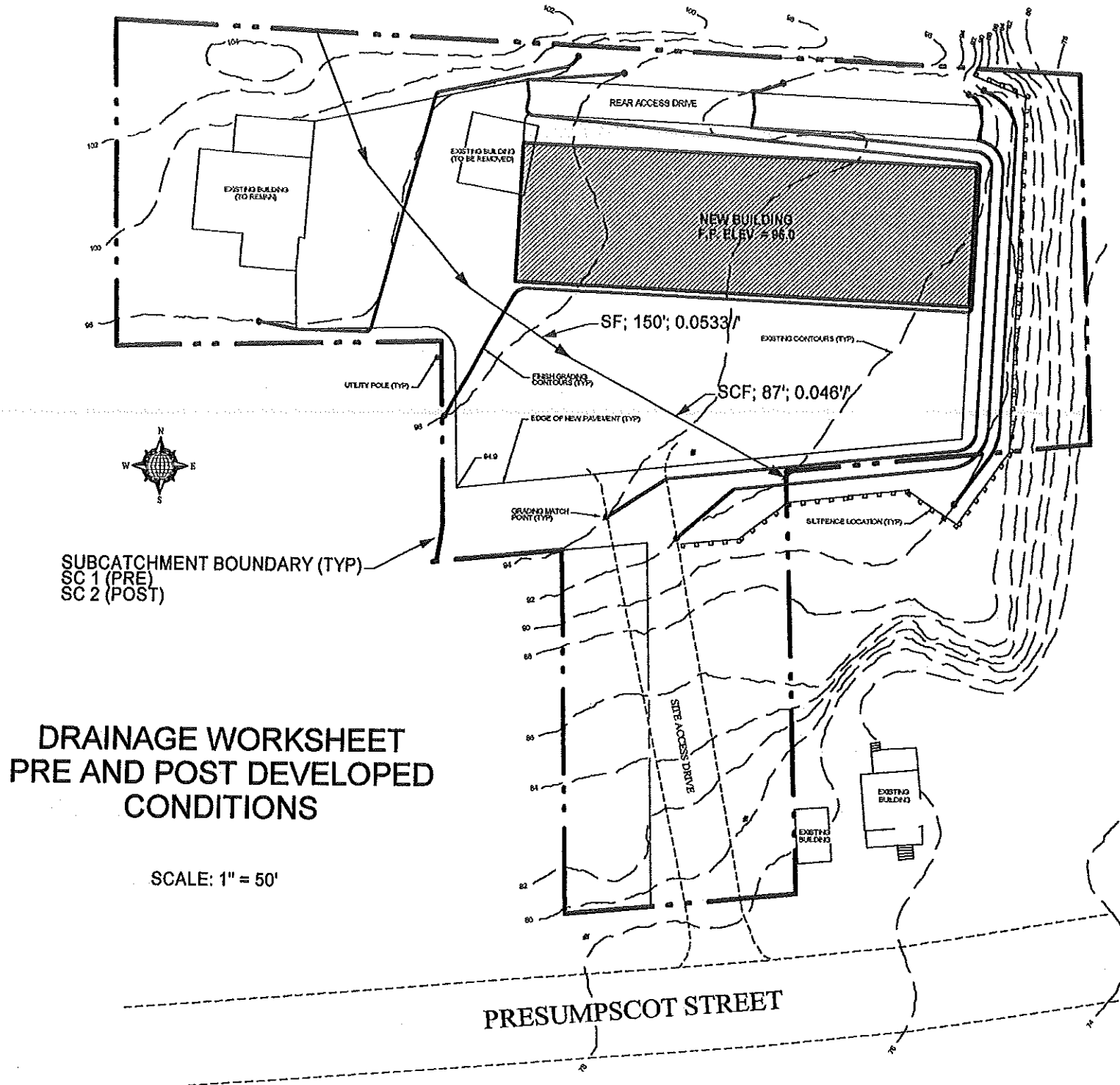
Total Length= 237 ft Total Tc= 1.5

SECTION 4

DRAINAGE STRUCTURE COMPUTATIONS (N/A)

SECTION 5

DRAINAGE WORKSHEETS



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

2002-0155
Application I. D. Number

06/28/2002
Application Date

Insp Copy

Jakes Development Inc
Applicant

30 Ledgewood Dr, Falmouth, ME 04105
Applicant's Mailing Address

Warehouse/Office
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 878-2881 Agent Fax:

314 - 316 Presumpscot St, Portland, Maine
Address of Proposed Site
423 A033001
Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

8,000 sf
Proposed Building square Feet or # of Units IL
Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 07/09/2002

Insp Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer _____

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 signature _____ date _____

Performance Guarantee Required* Not Required
 * No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	date _____	amount _____	expiration date _____
<input type="checkbox"/> Inspection Fee Paid	date _____	amount _____	expiration date _____
<input type="checkbox"/> Building Permit Issue	date _____	amount _____	expiration date _____
<input type="checkbox"/> Performance Guarantee Reduced	date _____	remaining balance _____	signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	date _____	<input type="checkbox"/> Conditions (See Attached)	expiration date _____
<input type="checkbox"/> Final Inspection	date _____	signature _____	signature _____
<input type="checkbox"/> Certificate Of Occupancy	date _____	signature _____	signature _____
<input type="checkbox"/> Performance Guarantee Released	date _____	signature _____	signature _____
<input type="checkbox"/> Defect Guarantee Submitted	date _____	signature _____	signature _____
<input type="checkbox"/> Defect Guarantee Released	submitted date _____	amount _____	expiration date _____
	date _____	signature _____	signature _____



State of Maine
Department of Public Safety

Construction Permit



Not Sprinkled

Reviewed
for Barrier
Free

14602

O'DONOVAN OFFICE BUILDING / JAKE'S DEVELOPMENT INC

Located at: 314 - 316 PRESUMPSCOT STREET

PORTLAND

Occupancy/Use: BUSINESS

493A 33-

Permission is hereby given to:

TIM O'DONOVAN

30 LEDGEWOOD DRIVE
FALMOUTH, ME 04105

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 24th of July 2005

Dated the 25th day of January A.D. 2005

Michelle P. Carter

Commissioner

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
PORTLAND, ME

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 5/15/06

Permit # 4347

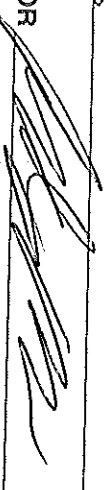
CBL# 425-A-33

LOCATION: 714-316 Person's Street METER MAKE & # Ti's Oboyan
 CMP ACCOUNT # WA# 3-264-788 1 OWNER Ti's Oboyan
 TENANT # 23-269-657 #3 3-269-61 PHONE # 207-450-7890

				TOTAL EACH FEE
OUTLETS	Receptacles	Switches	Smoke Detector	.20
FIXTURES	Incandescent	Fluorescent	Strips	.20
SERVICES	3 Overhead	<u>Underground</u>	TTL AMPS	15.00
	Overhead	Underground	<800	15.00
			>800	25.00
Temporary Service	Overhead	Underground	TTL AMPS	25.00
METERS	3 (number of)			25.00
MOTORS	(number of)			1.00
RESID/COM	Electric units			2.00
HEATING	oil/gas units	Interior	Exterior	1.00
APPLIANCES	Ranges	Cook Tops	Wall Ovens	5.00
	Insta-Hot	Water heaters	Fans	2.00
	Dryers	Disposals	Dishwasher	2.00
	Compactors	Spa	Washing Machine	2.00
MISC. (number of)	Others (denote)			2.00
	Air Cond/win			3.00
	Air Cond/cent		Pools	10.00
	HVAC	EMS	Thermostat	5.00
	Signs		DER CITY OF PORTLAND, ME	10.00
	Alarms/res			5.00
	Alarms/com			15.00
	Heavy Duty(CRKT)			2.00
	Circus/Carnv			25.00
	Alterations			5.00
	Fire Repairs			15.00
	E Lights			1.00
	E Generators			20.00
PANELS	Service	Remote	Main	4.00
TRANSFORMER	0-25 Kva			5.00
	25-200 Kva			8.00
	Over 200 Kva			10.00
	MINIMUM FEE/COMMERCIAL	55.00	TOTAL AMOUNT DUE	
	MINIMUM FEE	45.00		

RECEIVED
 MAY 15 2006
 PORTLAND, ME
 DER CITY OF PORTLAND, ME

CONTRACTORS NAME Turb Electric MASTER LIC. # NS60018713
 ADDRESS 32 Goffield Street Weymouth LIMITED LIC. # _____
 TELEPHONE 318-8808

SIGNATURE OF CONTRACTOR  White Copy - Office • Yellow Copy - Applicant 